

096.0

Map

0002

Block

0010.0

Lot

1 of 1

CARD

Residential

ARLINGTON

APPRaised: 1,038,600 / 1,038,600

USE VALUE: 1,038,600 / 1,038,600

ASSESSed: 1,038,600 / 1,038,600

PROPERTY LOCATION

No	Alt No	Direction/Street/City	
100		FALMOUTH RD W, ARLINGTON	

OWNERSHIP

Unit #:

Owner 1: HEFFERNAN PETER A

Owner 2: NAGANO JUNKO

Owner 3:

Street 1: 100 FALMOUTH ROAD WEST

Street 2:

Twn/City: ARLINGTON

St/Prov: MA Cntry Own Occ: Y

Postal: 02474 Type:

PREVIOUS OWNER

Owner 1: KRAUS ADELE A/TRUSTEE -

Owner 2: ADELE KRAUS TRUST -

Street 1: 100 FALMOUTH RD WEST

Twn/City: ARLINGTON

St/Prov: MA Cntry

Postal: 02474

NARRATIVE DESCRIPTION

This parcel contains .227 Sq. Ft. of land mainly classified as One Family with a Old Style Building built about 1927, having primarily Wood Shingle Exterior and 3209 Square Feet, with 1 Unit, 2 Baths, 0 3/4 Bath, 1 HalfBath, 7 Rooms, and 4 Bdrms.

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z	R0	LARGE LOT	100	water		
o				Sewer		
n				Electri		
Census:				Exmpt		
Flood Haz:						
D				Topo	2	Above Stree
s				Street		
t				Gas:		

LAND SECTION (First 7 lines only)

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Infl	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
101	One Family		9876		Sq. Ft.	Site		0	70.	0.73	4									501,394						501,400	

IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value
101	9876.000	533,400	3,800	501,400	1,038,600
Total Card	0.227	533,400	3,800	501,400	1,038,600
Total Parcel	0.227	533,400	3,800	501,400	1,038,600
Source: Market Adj Cost		Total Value per SQ unit /Card:		323.67	/Parcel: 323.67

PREVIOUS ASSESSMENT

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2022	101	FV	533,400	3800	9,876.	501,400	1,038,600		Year end	12/23/2021
2021	101	FV	517,900	3800	9,876.	501,400	1,023,100		Year End Roll	12/10/2020
2020	101	FV	517,900	3800	9,876.	501,400	1,023,100	1,023,100	Year End Roll	12/18/2019
2019	101	FV	386,400	3800	9,876.	501,400	891,600	891,600	Year End Roll	1/3/2019
2018	101	FV	386,400	3800	9,876.	429,800	820,000	820,000	Year End Roll	12/20/2017
2017	101	FV	386,400	3800	9,876.	401,100	791,300	791,300	Year End Roll	1/3/2017
2016	101	FV	328,800	3800	9,876.	343,800	676,400	676,400	Year End	1/4/2016
2015	101	FV	310,100	3800	9,876.	308,000	621,900	621,900	Year End Roll	12/11/2014

SALES INFORMATION

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
KRAUS ADELE A/T	54928-231		6/30/2010		590,000	No	No		
KRAUS ADELE A	46253-382		10/11/2005	Family	99	No	No		
	17950-409		3/1/1987		1	No	No	A	

BUILDING PERMITS

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment
2/14/2020	223	Siding	37,888	C				
8/24/2015	1165	Redo Kit	58,200		8/24/2015			Kitchen renovation
8/26/2010	1048	New Wind	14,000					REPL 10 WINDOWS
3/1/2002	139	Add Bath	6,000	C				CONVERT 1/2 BATH T
4/24/2001	222	Re-Roof	5,000	C				

ACTIVITY INFORMATION

Date	Result	By	Name
7/25/2016	Left Notice	DGM	D Mann
7/25/2016	Permit Visit	DGM	D Mann
3/6/2009	Meas/Inspect	163	PATRIOT
11/11/1999	Inspected	267	PATRIOT
11/8/1999	Mailer Sent		
10/18/1999	Measured	256	PATRIOT
8/21/1991		JK	

Sign:

VERIFICATION OF VISIT NOT DATA

___/___/___

Legal Description

User Acct

62808

GIS Ref

GIS Ref

Insp Date

03/06/09

!7854!

PRINT

Date

Time

12/30/21

06:17:57

LAST REV

Date

Time

03/30/20

07:54:22

danam

7854

PAT ACCT.

ASR Map:

Fact Dist:

Reval Dist:

Year:

LandReason:

BldReason:

CivilDistrict:

Ratio:

Parcel ID

096.0-0002-0010.0

Tax Yr

Use

Cat

Bldg Value

Yrd Items

Land Size

Land Value

Total Value

Asses'd Value

Notes

Date

Source

Market Adj Cost

Total Value per SQ unit /Card:

323.67

/Parcel:

323.67

Entered Lot Size

Total Land:

Land Unit Type:

Parcel ID

096.0-0002-0010.0

Grantor

Legal Ref

Type

Date

Sale Code

Sale Price

V

Tst

Verif

Notes

Date

Number

Descrip

Amount

C/O

Last Visit

Fed Code

F. Descrip

Comment

Date

Result

By

Name

Sign:

VERIFICATION OF VISIT NOT DATA

___/___/___

Use Code

Description

LUC Fact

No of Units

Depth / PriceUnits

Unit Type

Land Type

LT Factor

Base Value

Unit Price

Adj

Neigh

Neigh Infl

Neigh Mod

Infl 1

%

Infl 2

%

Infl 3

%

Appraised Value

Alt Class

%

Spec Land

J Code

Fact

Use Value

Notes

Total AC/HA:

0.22672

Total SF/SM:

9876

Parcel LUC:

101

One Family

Prime NB Desc

ARLINGTON

Total:

501,394

Spl Credit

Total:

501,400

Disclaimer: This Information is believed to be correct but is subject to change and is not warranteed.

Database: AssessPro - ArchiveProArling

aprob

2023

More: N	Total Yard Items:	3,800	Total Special Features:		Total:	3,800
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